## **♦** Examples of familial status discrimination in housing

- A couple is in the process of adopting a child. They make an offer to buy a condominium and tell the seller of the adoption. The seller informs the couple the following day that the condominium has already been sold. Friends of the couple notice an ad in the newspaper for the same condominium, make an appointment to view the property, and are told that it is still available for sale (they do not have children).
- A pregnant woman is denied an apartment, because children are only allowed in basement and first floor units and all of those units are full. Units are still available on other floors of the apartment complex.
- A family with children is required to give a larger security deposit than tenants without children who live in the same size and quality of apartment that is located in the same apartment complex.
- A couple with two children is denied a two bedroom apartment based on a policy limiting the number of occupants in each apartment to the number of bedrooms plus one person. This limits the occupancy for a two bedroom apartment to three persons, despite the fact that the apartment meets the required amount of square footage necessary under the city code for four occupants.
- A family with children tries to reserve the "clubhouse" at their apartment complex for their son's 11th birthday party. They are not allowed to reserve the clubhouse, because it is only available for adult gatherings.

### ♦ Where to get help:

If you have children and suspect that you have experienced housing discrimination, contact:

- Columbus Human Rights Commission (see information below)
- Indiana Civil Rights Commission Phone: 317-232-2600 Toll-Free: 800-628-2909 TDD: 800-743-3333 http://www.in.gov/icrc/
- U.S. Department of HUD (Housing & Urban Development)
  Toll Free: 800-765-9372,

: 800-669-9777 TTY: 312-353-7143

#### http://portal.hud.gov/portal/page/portal /HUD/states/indiana

• U.S. Department of Justice Phone: 202-514-4713 Hotline: 800-869-4499 http://www.usdoj.gov/crt/



Human Rights Commission 123 Washington St. #5 Columbus, IN 47201

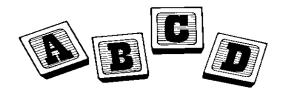
**Phone:** 812-376-2532 **Fax:** 812-375-2752 **TDD:** 812-375-2720

humanrights@columbus.in.gov www.columbus.in.gov/chrc-index.html



When you're looking for a home, little things shouldn't matter...





# ...like having children.

Familial Status Discrimination in Housing is Against the Law!

### EVERY PERSON HAS A RIGHT TO FAIR HOUSING.

## YOU CANNOT BE TREATED DIFFERENTLY BECAUSE YOU HAVE CHILDREN

he Columbus City Code, Federal and State Fair Housing laws protect you against housing discrimination based upon "familial status."

## ♦ Who is protected by the prohibition against familial status discrimination?

- Families with one or more children under the age of 18. (This includes situations in which a person has custody of a child, or is caring for a child, even when the person is not the actual parent of the child.)
- Pregnant women.
- Person(s) in the process of adopting or gaining legal custody of a child under the age of 18.

### **♦** Who is prevented from discriminating?

- Landlords (Some exceptions apply).
- Sellers of homes This includes real estate agents or brokers, and public housing. However, private individuals selling a home may also be subject to the prohibition against familial status discrimination if they own more than 3 homes, advertise the sale of the home, or if they sell their home through a real estate agent. Check with one of the agencies listed in this brochure if you think a private individual may fall into this category.

**Special Note:** Under specific circumstances, housing for older persons is exempt from the prohibition against familial status discrimination.

### **♦** What actions are prohibited?

Because you have children, landlords and sellers of homes cannot:

- Refuse to rent or sell housing
- Refuse to negotiate for housing
- Make housing unavailable
- Deny a dwelling
- Set different terms, conditions or privileges for sale or rental of a dwelling
- Provide different housing services or facilities
- Falsely deny that housing is available for inspection, sale or rental
- For profit, persuade owners to sell or rent (blockbusting) or
- Deny anyone access to or membership in a facility or service such as a multiple listing service related to the sale or rental of housing.

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### ♦ How YOU can recognize housing discrimination

Landlords and real estate agents usually don't say, "We don't accept kids." Suspect housing discrimination when these types of comments are made:

- "We take younger children, but teenagers will disturb the other tenants."
- "Sure, we rent to families with kids, but we'll need an extra security deposit."
- "Only 3 people are allowed in a 2 bedroom apartment."
- "Children are only allowed in the basement and first floor units."
- "Our 'kids' building is full."
- "This complex isn't suitable for children - no playground or open space."
- "Sorry, a parent and child cannot share a bedroom."